



## Application for Architectural Review Board

**\* This application must be filled out completely and signed before submittals are placed on the ARB agenda.**

*The purpose of Architectural Review Board shall be to two-fold; to develop architectural and design guidelines for the City of Ladue in accordance with section 110-70 and to apply those guidelines in reviewing projects within the City as to whether or not the project adheres to such guidelines.*

### APPLICANT INFORMATION

Name of Applicant: DR. JOAN LUBY AND STEVEN J. HIRSCH

Phone #: (314) 503-1159

Email address of Applicant (for review comments): lubyj@wustl.edu

### PROJECT PROPERTY INFORMATION

Address for proposed work: 2 WINDING BROOK LANE, LADUE, MO 63124

If this ARB application is amending a project that is currently under construction, list permit #: \_\_\_\_\_

Zoning District: C RESIDENTIAL Parcel ID # (St. Louis county tax record): 20L540132

DESCRIPTION OF PROPOSED PROJECT: New one-story screen porch at lower level of rear facade to be located below an existing awning and atop an existing concrete patio.

There will be no change to the hardscape/greenspace coverage.

### Additional Information:

- Professionally sealed plans are not required for ARB review.
- Plans for projects involving alterations and repairs, which do not affect the outward appearance of a building, and existing decks, fences, window replacements and roofing shingle replacements shall not require approval of the Architectural Review Board.
- Revised plans with any changes predicated by the ARB will need to be submitted with the building permit application to the Department of Planning and Development with final trustee approval (if applicable.)
- Projects approved by ARB should be submitted for building permits within 180 days or the ARB approval may become void.

**By signing this application, you acknowledge that by submitting an incomplete application, your petition will not be added to the meeting agenda.**

X Joan Luby Date: 4/12/22

*\* This application and review for City of Ladue building permitted purposes only. Please be aware of any additional covenants and indentures which may be recorded with your subdivision. Approval of this ARB proposal does not waive any other permit or other authorization by the City that may be required for you to fully complete your proposed project.*

Trustee

\* Kelly Brown



## 4

## 3

2

## 1







- A. General Contractor is to slope finish grade away from foundation a minimum of  $\frac{1}{2}$ " per foot for a minimum distance of 10'-0" from foundation or to swale. Finish grading shall leave all yards smooth (repair all eroded areas, ruts, etc.). Prep disturbed turf areas to receive seeding, sod, plantings, bedding, walks, drives, etc. General Contractor shall supply and install final site finishes.
- B. General Contractor is responsible for the control of erosion and the prevention of discharge onto adjacent properties and waterways.
- C. Gas pipe (if applicable) is to enter house above grade and is to be encased in non-corrosive, protective sleeve.
- D. Excavating Subcontractor is to contact electric, water, sewer and gas companies to verify location of utilities prior to commencing any excavation work.
- E. Foundations are designed on the basis of an assumed allowable soil bearing pressures of 2,000 p.s.f. Extend footings down below bearing elevations indicated, as required, to reach soil that provides adequate bearing capacity.
- F. Bottom of piers to bear at 30' min. below grade.
- G. Finished grades at building are to be minimum 8" below top of concrete foundation wall.
- H. Compacting shall be performed according to following schedule:
  1. Fayed areas: 90% of maximum density at optimum moisture content
  2. Utility trenches: 90% of maximum density at optimum moisture content
  3. Buildings, Slabs, Structures: 95% of maximum density at optimum moisture content



CONSULTANTS:

**UPRIGHT DESIGN AND CONSULTING**  
48 WEST SUNNY SIDE DRIVE  
ST. PETERS, MO 63376  
314-378-9731  
cory@uprightdc.com

2 WINDING BROOK LANE  
LADUE, MO 63124



Jessica G. Deem  
MO# 2017040537

REVISIONS:

[illegible]

ISSUE DATE: 4/7/2022

# A101

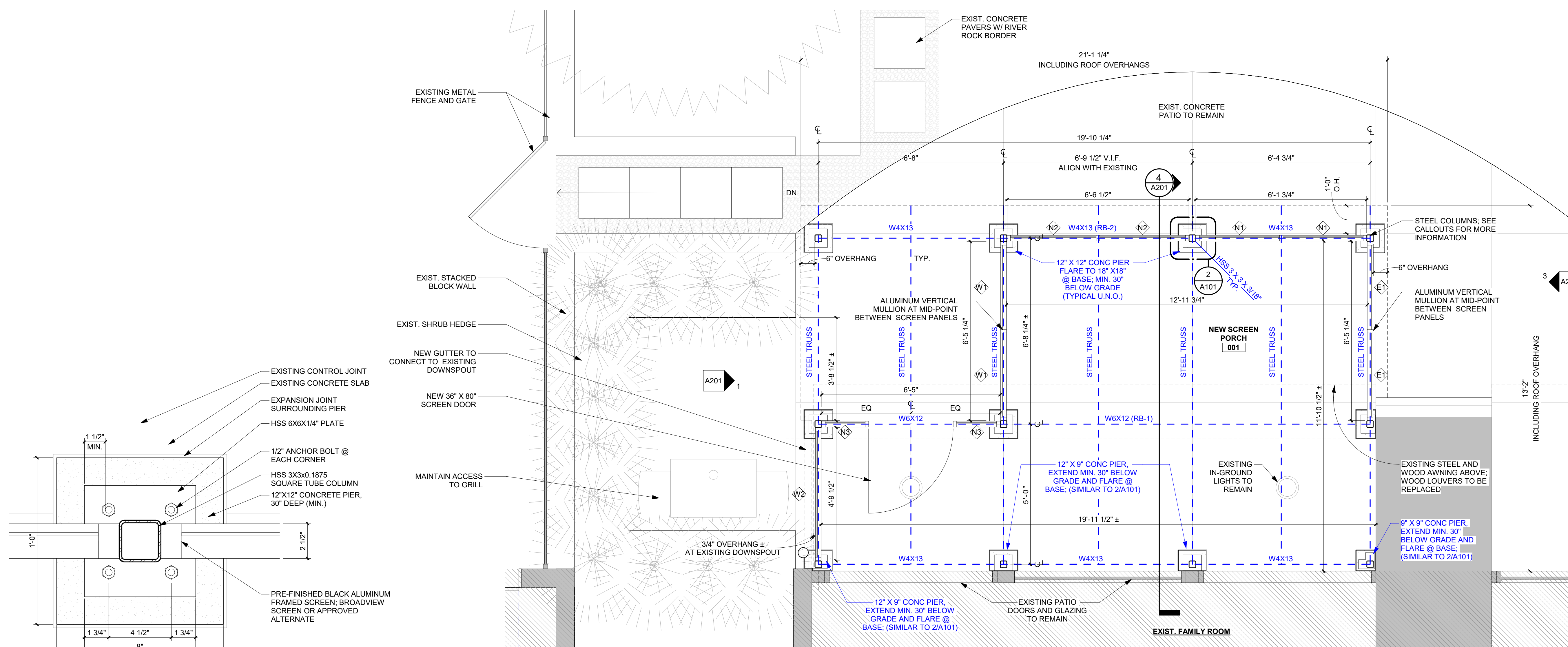
## FLOOR PLANS

1" ACTUAL

ACTUAL SHEET SIZE: 24" X 36"

**GENERAL PLAN & ELEVATION NOTES:**

- A. ALL FINISHES AND HARDWARE SELECTIONS TO BE APPROVED BY OWNER & ARCHITECT
- B. DIMENSIONS TO EXISTING WALLS ARE MEASURED TO FACE OF FINISH
- C. DIMENSIONS TO NEW CONSTRUCTION ARE MEASURED TO FACE OF STRUCTURE
- D. STEEL STRUCTURE TO BE POWDER COATED WITH BLACK FINISH TO MATCH EXISTING STEEL LOUVER FRAME
- E. SCREEN PANELS TO HAVE PRE-FINISHED BLACK ALUMINUM FRAMES; "PHIBER BETTERVIEW" SCREEN OR APPROVED ALTERNATE
- a. ALUMINUM FRAMES, ALUMINUM AND SCREENS TO BE SOURCED FROM BROADVIEW SCREEN OR APPROVED ALTERNATE
- F. POLYCARBONATE ROOF SYSTEM COMPONENTS, FASTENERS AND CONNECTORS SHALL BE SOURCED FROM POLYCARBONATE MANUFACTURER
- a. POLYCARBONATE ROOF SYSTEM COMPONENTS, FASTENERS AND CONNECTORS ARE PREFERRED OVER POLYCARBONATE; FINAL SELECTION TO BE APPROVED BY OWNER & ARCHITECT



2	PLAN DETAIL @ INTERMEDIATE STEEL COLUMN
	3" = 1'-0"

1	PROPOSED SCREEN PORCH PLAN
	1/2" = 1'-0"



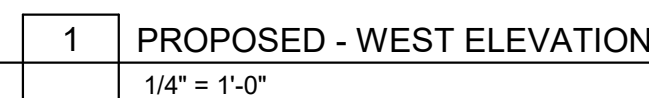
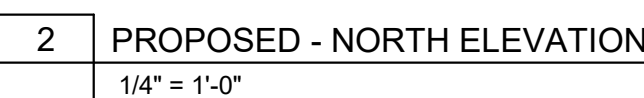
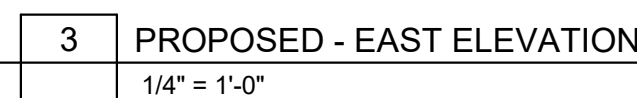
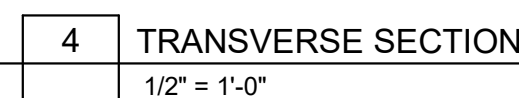


CONSULTANTS:

TYPE	SIZE		COUNT
	W (±)	H (±)	
E1	3'-0 1/2"	7'-1"	2
N1	2'-10 1/2"	6'-9"	2
N1T	2'-10"	1'-2 1/2"	2
N2	3'-1"	6'-9"	2
N2T	3'-0"	1'-2 1/2"	2
N3	1'-5 1/2"	6'-9"	2
W1	3'-0 1/2"	7'-1"	2
W2	4'-6 1/2"	7'-1"	1

VERIFY SCREEN PANEL SIZES IN  
FIELD AFTER ERECTION OF STEEL  
AND PRIOR TO ORDERING

LOUVER LENGTHS (V.I.F.)	
LENGTH	COUNT
6'-7" ±	36
6'-9" ±	12
6'-8" ±	12
6'-4" ±	12



REVISIONS:

[illegible]

ISSUE DATE: 4/7/2022

# A201

## EXTERIOR ELEVATIONS & SECTIONS

1<sup>st</sup> ACTUAL

ACTUAL SHEET SIZE: 24" X





REAR FACADE (LOOKING NORTHEAST)



REAR FACADE (LOOKING EAST)



VIEW OF BACK YARD FROM LOWER LEVEL



FRONT FACADE (LOOKING WEST)





REAR FACADE (LOOKING EAST)



2 WINDING BROOK LANE



REAR FACADE (LOOKING NORTHEAST)





REAR FACADE AT LOCATION OF FUTURE PORCH  
(LOOKING NORTH)



REAR FACADE AT LOCATION OF FUTURE PORCH  
(LOOKING SOUTH)





BACK YARD VIEW FROM ASPHALT DRIVE (LOOKING NORTH)



REAR FACADE AT LOCATION OF PROPOSED PORCH (LOOKING EAST)





BACKYARD VIEW (LOOKING NORTHWEST)



BACKYARD VIEW (LOOKING SOUTH)